



Mere View

Haughley

Asking Price £82,500

LACY SCOTT
& KNIGHT

est. 1869

26 Mere View

Thompson Close | Haughley | IP14 3GQ

Village 0.5 miles, Stowmarket 2.5 miles, A14 2 miles

A very well presented good-size 2 bedroom self-contained purpose built first floor flat, for the over 55s, within an independent living complex with 24/7 extra care services and additional communal facilities.

First Floor Flat with lift or stair access | Entrance Hall | Living Room | Kitchen | Cloakroom | 2 Bedrooms | En-suite Wet Room Shower | Fitted Wood Effect Blinds To All Windows | Under Floor Heating | Communal Gardens | Independent Living Arrangement with 24/7 extra care services | Communal Dining Room/Restaurant | Communal Lounge and conservatory | Communal Salon | Laundry Services | Off-street Parking | Buggy Store | Assisted Bathing Facility | Guest Room | Full Time Non Resident Manager | Vacant Possession | 75% Shared Ownership | No Onward Chain.

26 Mere View

This good sized first floor flat is well positioned, overlooking the communal gardens, with a south-west aspect.

Within the entrance hall there is a large double door cupboard with shelving, plus further separate storage cupboard, with doors leading to all principal rooms. The cloakroom comprises a low flush wc and wash handbasin. The kitchen has a range of wall, base and drawer units with splashback tiling, a modern white sink unit with single drainer, an integral oven, induction hob, with extractor hood over. The washer dryer and fridge freezer are included.

The living room benefits from a good level of natural light, provided by windows and glazed door, overlooks the communal garden. There is also a free-standing feature fireplace with inset electric fire.

The principal bedroom has spacious free-standing wardrobes with easy glide sliding doors, one with a mirror finish. The en-



suite wet room has a tiled shower cubicle, wash handbasin and low flush wc.

Outside

Mere View Court is a purpose built (2006) independent living complex with many extra communal facilities, including the sunny courtyard garden with seating areas and raised flower beds. There is a well-used communal lounge as well as a south facing conservatory/sun-room.

There is a dining room/restaurant open to residents and visitors, a salon (currently serviced by a hair dresser and a beautician), buggy store, assisted bathing facility and laundry services. A guest room with en-suite facilities is also available. Off-street parking available. Extra care services provide for personal care but could also include services such as laundry, cleaning and shopping.

Overall, taking into account the generous, as well as bright and airy living accommodation and the excellent range of communal services which the property benefit from, as well as the well thought of village in which the apartment is located, will ensure that this property attracts a wide range of interest and as such would recommend an early inspection to avoid disappointment..

Location

Mere View is within walking distance of the village of Haughley. A range of facilities are available here, including Supermarket, Post Office, Bakery, Public House, Restaurant/Takeaway, Church and Village Hall. The village has convenient access to the A14.

Services

Mains electricity, water and drainage are connected.

Heating is provided by communal underfloor heating, with individual room thermostats. The service charge includes heating and hot water. There is no ground rent.

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Tenure

Leasehold - 125 Years from 2006.

Broadband Speed

Superfast Predicted of 77Mbps (source Ofcom).

Mobile Coverage

61% - 81% (source Ofcom).

Directions

From Stowmarket proceed westward towards Bury St Edmunds, and at the A14 interchange on the outskirts of the town take a signposted turning to Haughley. On entering the village turn right by the Co-op stores into Station Road before turning left after 50 yards into Grange Way, continue along here, where you will take the turning off to the right into Turner Lane, then turn left into Thompson Close, where Mere View will be found towards the end.

Very Sheltered Accommodation

Residents of this complex must be a minimum of 55 years of age and must require a minimum of 2 hours assistance per week which can include such items as cleaning or shopping and is charged as an additional cost to the service charge. We are advised that there is assistance on site 24/7. Additional care can be purchased from Housing21 who operate Mere View.

Charges & Costs

Any purchaser would purchase 75% of the long leasehold, so there is no Ground Rent payable. We understand from the vendor that the current Service Charge for Flat 26 is approximately £542.87 per calendar month.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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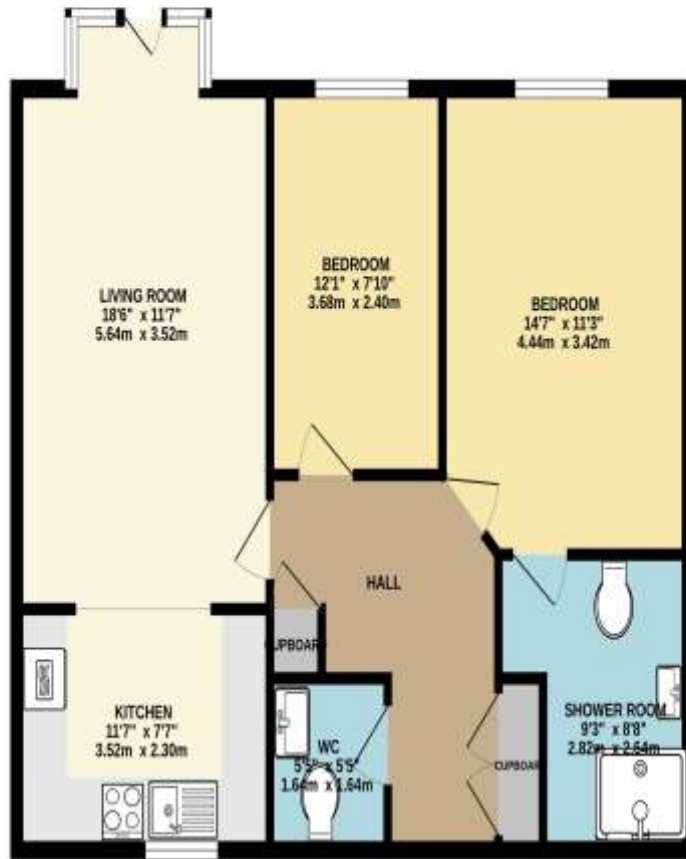
Agents Notes

Please note the heating and hot water costs are included in the service charge.

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GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan, measurements, fixtures, fittings, doors and any other items are approximate and no responsibility is accepted for any variation in this respect. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, designer and contractor shall not be held responsible for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, designer and contractor shall not be held responsible for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN